

BOARD OF DESIGN REVIEW MINUTES

July 27, 2000

CALL TO ORDER: Chairman David Williams called the meeting to order at 6:38 p.m. in the Beaverton City Hall Council Chambers at 4755 SW Griffith Drive

ROLL CALL: Present were Chairman David Williams; Board Members Renee Cannon, Walter Lemon III and Stewart Straus. Board Members Hal Beighley, Anissa Crane and Monty Edberg were excused.

Senior Planner Bill Roth, Associate Planner Colin Cooper, Associate Planner Tyler Ryerson, Assistant Planner Sambo Kirkman, Assistant Planner Liz Shotwell, Transportation Engineer Sean Morrison and Recording Secretary Sandra Pearson represented staff.

VISITORS:

Chairman Williams read the format for the meeting and asked if any member of the audience wished to address the Board on any non-agenda item.

ROSS TEWKSBURY, Post Office Box 25594, Portland, OR 97298, representing The Friends of Beaverton Creek discussed his concerns regarding the Magnolia Green Development on 160th Avenue and Tualatin Valley Highway. He mentioned that one of the conditions of the development, specifically regarding notification, has not been upheld. He discussed the situation, expressing his opinion that the applicant had exhibited a negative attitude towards him and the Board of Design Review and expressed his opinion that some sort of penalty needs to be imposed and that restitution should be made.

Associate Planner Colin Cooper advised Mr. Straus that the Board of Design Review could make this recommendation and that he personally intends to pursue this issue, adding that it is appropriate to suggest possible mitigation measures and/or penalties.

Mr. Tewksbury observed that he had wanted to make the Board of Design Review aware that while they had imposed these stipulations, they are not always knowledgeable of any compliance. He emphasized that he is interested in preserving the environment, not financial gain.

Chairman Williams stated that as a representative of The Friends of Beaverton Creek, Mr. Tewksbury should meet with the applicant and staff to resolve this issue.

Mr. Cooper expressed appreciation to Mr. Tewksbury for his testimony, assuring him that staff is not ignoring this situation and that remedial action will be taken. He assured Mr. Lemon that Mr. Gast, who represents Polygon Northwest, is very conscientious, adding that he does not expect that it will take long to resolve the issue.

Chairman Williams assured Mr. Tewksbury that the Board of Design Review understands his position and that the issue has been referred to staff, who will address and resolve the problem.

OLD BUSINESS:

CONTINUANCES:

Chairman Williams opened the Public Hearing and read the format of the meeting. There were no disqualifications of Board Members. No one in the audience challenged the right of any Board Member to hear any agenda items or participate in the hearing or requested that the hearing be postponed to a later date. He asked if there were any ex parte contact, conflict of interest or disqualifications in any of the hearings on the agenda.

A. HOME DEPOT

The following land use applications have been submitted for an approximately 109,300 square foot commercial building and a 14,700 square foot garden center on approximately 7.23 acres of land located at 5150 SW Western Avenue. The development proposal is located on Assessor's Map 1S1-14CB on Tax Lot's 1000 and 1100, and is zoned Campus Industrial (CI) within a Development Control Area (DCA) overlay district.

1. BDR 99-00231 - Type III Design Review

Request for Design Review approval of a proposed commercial project. The proposal includes a new building, parking structure, sidewalks, and associated landscaping.

2. VAR 99-00030 - Variance (Design)

The applicant requests approval of a Design Variance to allow a reduction in the required landscape area. The applicant proposes approximately 7% of landscaped area, which is less than the required 15% of the total site area required.

3. **VAR 99-00031 - Variance (Design)**

The applicant also requests approval of a Design Variance to allow a 2-foot reduction in the side yard setback from the standard 10-feet. This reduction in setback would be applied along SW 5th Street.

Associate Planner Colin Cooper observed that the applicant has requested a continuance for an indefinite period of time.

Mr. Straus **MOVED** and Ms. Cannon **SECONDED** a motion that BDR 99-00231 – Home Depot Type 3 Design Review, VAR 99-0030 – Home Depot Type 3 Variance (Design) and VAR 99-00031 – Home Depot Type 3 Variance (Design) be continued for an indefinite period of time.

Motion **CARRIED**, unanimously.

B. **BDR 2000-0073 -- SW 5TH AND WESTERN WAREHOUSE DEVELOPMENT TYPE 3 DESIGN REVIEW**

The following land use application has been submitted for the development of a warehouse / distribution facility approximately 71,750 square feet in size with offices and parking spaces. The development proposal is located on Assessor's Map 1S1-14CB, Tax Lots 200, 300, 400, and 500 and the Southern Pacific Railroad Line right-of-way. The parcels are zoned Industrial Park (IP). The four parcels are approximately 10.5 acres in size.

Mr. Cooper stated that the applicant had requested a continuance for an indefinite period of time.

Mr. Straus **MOVED** and Ms. Cannon **SECONDED** a motion that BDR 2000-0073 – SW 5th and Western Warehouse Development Type 3 Design Review be continued for an indefinite period of time.

Motion **CARRIED**, unanimously.

C. **BDR 2000-0025 -- CORNELL PHASE IV OFFICE/WAREHOUSE BUILDING TYPE III DESIGN REVIEW**

(Continued from June 22, 2000)

The following land use application has been submitted for a 28,300 square foot office and warehouse building, including a new building, parking, stormwater swale and associated landscaping. The development proposal is located on Assessor's Map 1N1-31AD, Tax Lot 1100, and is zoned Campus Industrial (CI).

Assistant Planner Liz Shotwell and Assistant Planner Sambo Kirkman introduced Senior Planner Bill Roth and described the proposal and submitted the materials board. Observing that staff recommends approval of the development, with conditions, they offered to respond to any questions or comments.

APPLICANT:

CURT TROLAN, 11830 SW Kerr Parkway, Suite 325, Lake Oswego, OR 97035, with Mildren Design Group representing Pacific NW Properties, discussed this phase of the business park and described the development. Observing that the applicant concurs with the Conditions of Approval recommended by staff, he offered to respond to any comments or questions.

7:25 p.m. – Transportation Engineer Sean Morrison arrived.

GENE MILDREN, 11830 SW Kerr Parkway, Suite 325, Lake Oswego, OR 97035, with Mildren Design Group representing Pacific NW Properties, discussed the light standards and landscaping for the project, adding that the applicant could relocate the light standards to prevent interference with trees.

PUBLIC TESTIMONY:

On question, no member of the public appeared to testify at this time.

On question, staff had no comments at this time.

The public portion of the Public Hearing was closed.

Mr. Lemon **MOVED** and Mr. Straus **SECONDED** a motion for the approval of BDR 2000-0025 – Cornell Phase IV Office/Warehouse Building Type 3 Design Review, based upon the testimony, reports and exhibits presented during the public hearing on the matter and upon the background facts, findings and conclusions found in the Staff Report dated July 27, 2000, including Condition of Approval Nos. 1 through 20, as well as Conditions of Approval 21 and 22, as follows:

21. The light standards in the main north/south landscape planter will be relocated in the same planter so as not to interfere with the trees; and
22. The colors are designated, as follows: P-1 shall be a maritane shammy buff; and P-2 shall be a maritane fern leaf.

Motion **CARRIED**, unanimously.

7:40 p.m. – Mr. Roth, Ms. Kirkman and Ms. Shotwell left.

D. BDR 2000-0024 – FOUNTAINCOURT TYPE 3 DESIGN REVIEW
(Continued from July 13, 2000)

The following land use application has been submitted for a 97-unit multi-family development located west of SW Springbrook Avenue on SW Barrows Road,

including building, landscape, parking lot, street and lighting design. The development proposal is located on property identified by Washington County Assessor's Map 1S1-33CC, on Tax Lots 100 and 200. Tax lot 100 is zoned Town Center – High Density Residential (TC-HDR), and Tax Lot 200 is zoned Town Center – Medium Density Residential (TC-MDR).

Associate Planner Tyler Ryerson presented the Staff Report for the design approval for a 97-unit multi-family development and described the project and the approval of a Conditional Use Permit by the Planning Commission. He presented the materials board and attempted to present a video of the site, which was cancelled due to lack of power. He described the site, discussed the architectural styles and features of the development and mentioned a letter from a neighbor expressing concern with the right of way with Scholls Creek Condominiums. He highlighted the major concerns of the Planning Commission, including cut through traffic and pedestrian access, and recommended approval under certain conditions.

APPLICANT:

BILL KREAGER, 1201 Alaskan Way, Suite 200, Seattle, WA 98101, with Mithun Partners, representing Matrix Development, distributed additional color illustrations of the proposed development and discussed the planning concept and the architectural concept of this unique development. He stated that he is happy with the Staff Report and the Conditions of Approval and discussed the market, site plan and landscaping of the development.

MIMI DOUKAS, 10450 SW Nimbus Avenue, Portland, OR 97223, with WRG Design Company, representing Matrix Development clarified that the pathway had been a Condition of Approval imposed by the Planning Commission, adding that the Board of Design Review has the discretion to relocate, but not remove, this path. She provided an illustration indicating the revised circulation plan that had been presented to the Planning Commission, adding that while they object to this pathway, the applicant would comply with this requirement and mentioned their intention to appeal this particular condition to the City Council.

On question, Mr. Kreager advised Mr. Lemon that he would prefer to eliminate or relocate the path within the neighborhood.

PUBLIC TESTIMONY:

On question, no member of the public appeared to testify at this time.

Mr. Ryerson suggested that the pedestrian pathway could be identified by providing a different color or texture than that used on the alleyway.

Transportation Engineer Sean Morrison described the varying color and texture as a means utilized in multi-family developments as a visual indication that pedestrians are present, expressing his opinion that it is not necessary in this situation.

The public portion of the Public Hearing was closed.

Mr. Lemon **MOVED** and Mr. Straus **SECONDED** a motion for the approval of BDR 2000-0024 -- Fountaincourt Type 3 Design Review, based upon the testimony, reports and exhibits presented during the public hearing on the matter and upon the background facts, findings and conclusions found in the Staff Report dated July 27, 2000, including Condition of Approval Nos. 1 through 24, including the following modification:

21. Grading may be adjusted no more than one foot vertically from the layout shown in the exhibits. Adjustments greater than one foot vertical shall require approval as a Type 1, Type 2 or Type 3 Review, as determined by the Planning Director;

and the following recommendation:

The Board of Design Review recommend that the pedestrian pathway to the west of Building "C" connecting with the Scholls Creek Condominiums be relocated to the west existing sidewalk stubbing out from the Scholls Creek Condominiums and connect with the SW Springbrook Lane sidewalk.

Motion **CARRIED**, unanimously.

NEW BUSINESS:

PUBLIC HEARINGS:

A. BDR 2000-0038 -- MONOPOLE ANTENNA AND SHELTER ADDITION TYPE 3 DESIGN REVIEW

The following land use application has been submitted for a new storage building, approximately 816 square feet in size, and a third set of antennas to be added to an existing 80-foot high monopole, along with associated landscaping at 14645 SW Davis Road. The development proposal is located on Assessor's Map 1S1-20AA, Tax Lot 100 and is zoned Urban Standard Density (R-7). The site is approximately 4.65 acres in size.

Observing that she subscribes to AT&T Wireless Services, Ms. Cannon testified that this will not influence her decision.

Mr. Cooper presented the Staff Report and described the application for a Design Review and the proposed site.

9:00 p.m. – Mr. Ryerson and Mr. Morrison left.

APPLICANT:

SPENCER VAIL, 4505 NE 24th, Portland, OR 97211, described the proposed addition and offered to respond to any comments or questions.

PUBLIC TESTIMONY:

On question, no member of the public appeared to testify at this time.

On question, staff had no further comments at this time.

The public portion of the Public Hearing was closed.

Mr. Lemon **MOVED** and Mr. Straus **SECONDED** a motion for the approval of BDR 2000-0038 – Monopole Antenna and Shelter Addition Type 3 Design Review, based upon the testimony, reports and exhibits presented during the public hearing on the matter and upon the background facts, findings and conclusions found in the Staff Report dated July 27, 2000, including Condition of Approval Nos. 1 through 18.

Motion **CARRIED**, unanimously.

Mr. Cooper stated that copies of the letter requested by Ms. Cannon have been distributed, including the subsequent response to the realization that one of the conditions has not been fully met.

MISCELLANEOUS BUSINESS:

The meeting adjourned at 9:03 p.m.